



THE MARTHA B. GUDELSKY CHILD DEVELOPMENT CENTER, INC. & CENTRONIA

PROPOSAL FOR THE FORMER SILVER SPRING LIBRARY SITE

COMMUNITY PRESENTATION, OCTOBER 4, 2017

“THE BEST OF BOTH WORLDS”

Team

Team Partners and Structure

- **Martha B. Gudelsky Child Development Center, Inc. (MBGCDC)** - Proposer
a 501(c)(3) public charity - **RITA REGINO, President**
- **CentroNia** - Child Care Provider and Operator (day-to-day operations)
a 501(c)(3) public charity - **MYRNA PERALTA, President & CEO**
[MBGCDC and CentroNia - Structured as a shared Board and Management Team Partnership]
- **Homer & Martha Gudelsky Family Foundation, Inc. (H&MGFF)** - Pledged Donor
a 501(c)(3) private charitable foundation – **JOHN GUDELSKY, President**

Project Team/Principals

- **MBGCDC**: Rita Regino, President; Jonathan Genn, Project Management
- **CentroNia**: Myrna Peralta, President & CEO
- **Davis Carter Scott, Architects**: Doug Carter, Principal; Ernest Ulibarri, Project Architect

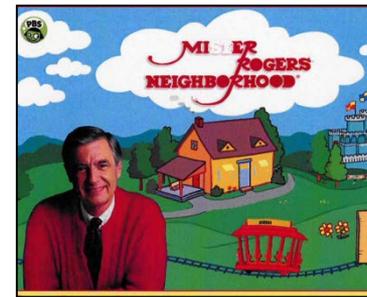
A few examples of
Gudelsky Family's
"Quiet Philanthropy"
serving Downtown
Silver Spring:



AFI Theatre Restoration



Round House Theatre



Mr. Roger's Neighborhood

Overview of Proposal

Vision: **State-of-the-art, early child care and education** center that respects and builds on the history, green space, and residential character of the site.

Design: **Preserves and Renovates** existing building with additional 2 story building surrounded by expansive landscapes and walkways.

Programs/Services:

- Serving **125-150+ children**, ages 0-5, in an intergenerational, multicultural, mixed-income setting between 7am-6pm
- Creating **~50 new full and part-time jobs**.
- Community space for before and after school activities, evening and weekend use by community groups.
- **Increases by 15 the inventory of affordable senior residences (off-site)** in Downtown Silver Spring area.



Former First Lady, Michelle Obama, at CentroNia in 2012

Objective #1 – Increase senior housing in the Silver Spring Area. A minimum of 30% of the total units affordable are desired to be for households at or below 60% of the area median income (AMI).

Increasing Senior Housing Opportunities in the Silver Spring Area:

MBGCDC proposes to make available (and/or subsidize market rate units sufficiently to create) **15 additional affordable senior residences (off-site)** in the Silver Spring Area.

NOTES:

- “Objective #1” does not require added affordable senior housing to be on-site; but merely, “*in the Silver Spring Area.*”
- Hypothetical on-site mid-rise (or high-rise) with **50** units x **30%** affordable = **15** affordable senior residences.
- **PROBLEM:** Putting on a 2.3 acre site **BOTH** a 50 unit mid-rise (or high-rise) senior residences **AND** a “Platinum Quality” state-of-the-art early child development center to serve 125-150+ children would likely require:
 - (a) **complete demolition of the existing former library building;**
 - (b) **paving over a significant percentage of the property’s remaining green space;** and/or
 - (c) **substantially increasing the building heights to 4-6 stories or higher.**
- Such a proposal would fundamentally change the “feel” and character of this property, and would not be as compatible with the adjacent community park or surrounding neighborhoods as would be the proposal by MBGCDC and CentroNia.

Objective #2 – Contribute to the growing need for childcare services in Montgomery County by providing a facility that meets all regulatory requirements for services to young children.

Early Child Care and Education Services

- This need has been identified as the #1 priority by Montgomery Moving Forward (with “Call to Action” in 2018), and the strategic plan of Mont Co’s DHHS
- 125-150+ new child care “seats” for children of mixed-income families helps meet Mont Co’s recognized demand and lack of inventory
- MBGCDC is determined to increase mixed-income child care “seats” and services (beyond initial 125-150+ children)
- CentroNia’s 30 years of experience in operating licensed child care facilities in DMV, including its Takoma Park center
- Former Silver Spring Library site easily adaptable to meet all federal, state and county regulatory requirements;
- Location supports partnership with downtown businesses



Objective #3 – Rely on the Offeror’s ability to perform the capital for improvements to the existing building and/or for construction of a new building at no cost to the County, and to provide a financially sustainable model for the proposed improvements and services.

Ability to Perform:

- **MBGCDC has already established the funding** stream for the capital development costs
- **Mont Co will bear no costs** of capital for the preservation, renovation, and additional construction of the Child Development Center, nor any maintenance of the property
- MBGCDC/Foundation contributions, together with federal, state, county grants (and parent fees, according to ability to pay) will be more than sufficient to cover all budgeted operating costs of the center
- Project management staff and child care leadership team are highly experienced in cost-modeling and fiscal controls at both the development and operating stages

Objective #4 – Incorporate green space that blends with adjacent public park space to the best possible extent.

Green Space Priority

- Concept/design already integrated into existing park/green space; **~30% of the property remains open space/green area (not factoring the children’s play area)!**
- At top of ridgeline of additional building, the **height is less than 5’ taller than the existing building** (respecting residential “view shed” and minimizing late afternoon shadows)
- Child care regulations require quality outdoor space for play, exercise
- Landscaping critical to using outdoor space as “classroom” for children to learn about science, environment, and participate in enrichment activities



Compatibility and Integration with Community and Surrounding Neighborhood

History/Preservation of the Site:

- **Preservation and architectural upgrade, rather than demolition and replacement**
- Renovation and development will respect and build on prior use as community resource

Relationship with Residents:

- **Much needed child care services for families with young children living and working in the neighborhood and broader Silver Spring community**
- **Space available for intergenerational and neighborhood events/activities**

Community Resource:

- **Meeting space for evening/weekend Mont Co forums**
- Information and referral on county services



MBGDC proposal preserves and renovates existing library building



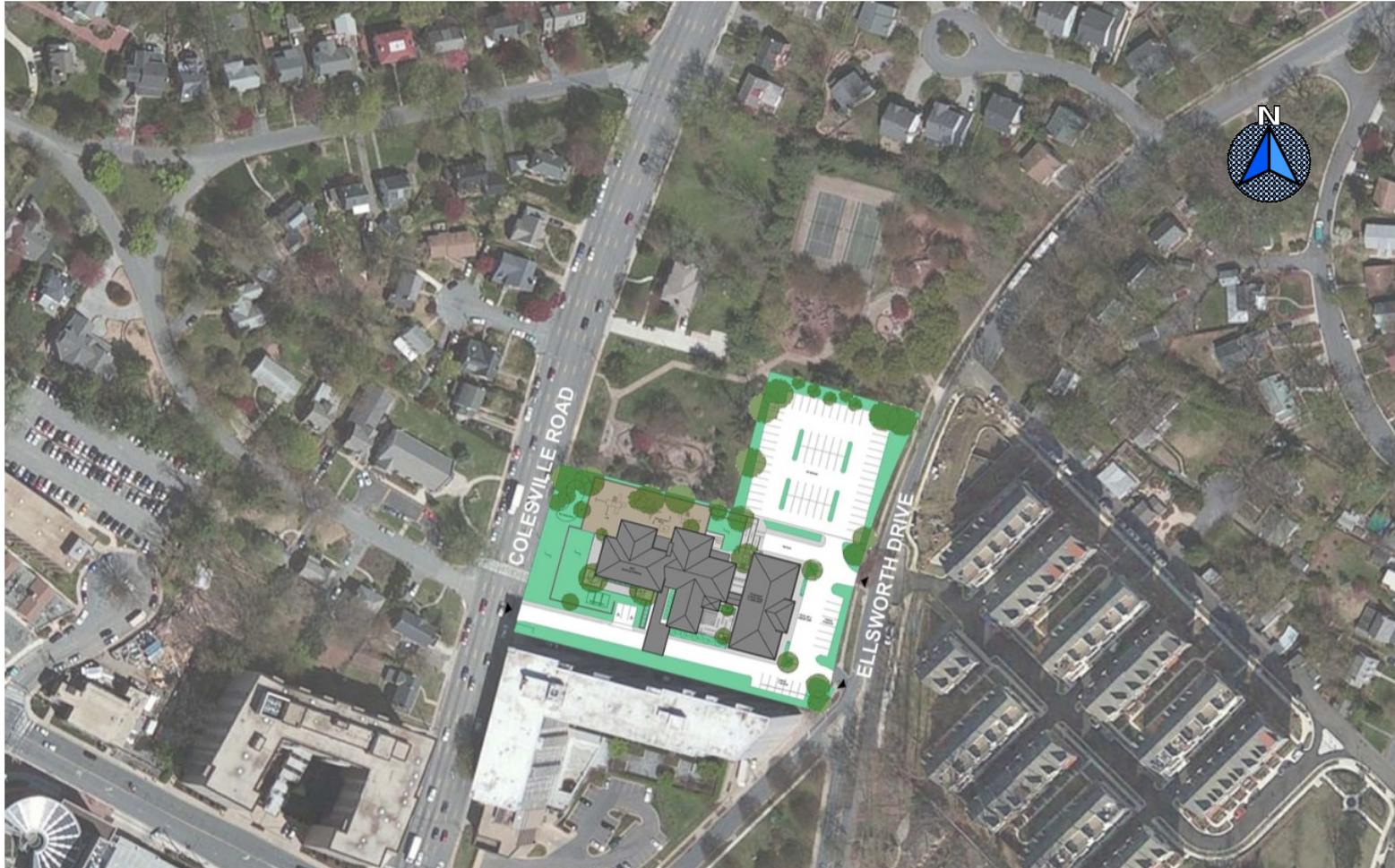
Timing

Proposed Project Schedule

- **Start – December 2017**
- Zoning Approvals – 6 months
- Design Process – January-October 2018
 - Community Design Charrettes – February 2018
- Construction – November 2018 - August 2019
- Staff recruitment/hiring – May - August 2019
- Start Enrollment process – June 2019
- **Open/Occupancy – September 2019**

Concept Plans/Illustratives

Aerial View



View From Colesville Road



View From Ellsworth Drive



View Into Courtyard (between front and back buildings)

